



City of
HUNTINGTON PARK California
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255

June 2, 2009

HOUSING POLICY
DEVELOPMENT, HCD

JUN 05 2009

California Department of Housing and Community Development
Attn: Melinda Coy
P.O. Box 952053
Sacramento, CA 94252-2053

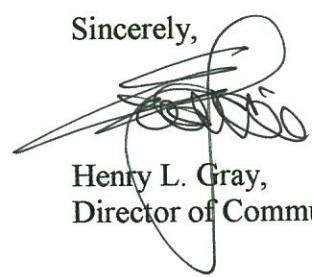
RE: 2008 Annual Housing Element Progress Report

Dear Ms. Coy,

In compliance with Section 65400 of the California Government Code, the City of Huntington Park's 2008 Annual Housing Element Progress Report is enclosed with this letter. A separate copy of this report is being transmitted to the Governor's Office of Planning and Research.

Should you have any questions regarding the annual report, please feel free to contact Albert G. Fontanez at (323)584-6250.

Sincerely,



FOR H.G.
Henry L. Gray,
Director of Community Development

cc: Governor's Office of Planning and Research



CITY OF HUNTINGTON PARK
HOUSING ELEMENT
ANNUAL PROGRESS REPORT

January 1, 2008 to December 31, 2008

Community Development Department
Planning Division
6550 Miles Avenue
Huntington Park, CA 90255
(323) 584-6210

CITY OF HUNTINGTON PARK
Housing Element Annual Progress Report
January 2008 – December 2008

Date: June 1, 2009

To: Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

From: City of Huntington Park
Planning Division
6550 Miles Avenue
Huntington Park, CA 90255

Subject: Housing Element Annual Progress Report: January 2008 - December 2008

Jurisdiction: City of Huntington Park

Contact Person: Eric K. Garcia, Planning Manager
Phone: (323) 584-6260
Fax: (323) 584-6244
Email: egarcia@huntingtonpark.org

Legislative Review: This report was presented to the Huntington Park City Council at its regularly scheduled meeting of June 1, 2009, where members of the public were allowed to provide oral testimony and written comments. The City Council unanimously voted to approve the report.

Introduction: In compliance with Section 65400 of the California Government Code, the City of Huntington Park is required to prepare an Annual Progress Report on the implementation of the City's Housing Element. This report provides a summary of the housing activities of the City of Huntington Park from January 1, 2008 through December 31, 2008.

Background: The City of Huntington Park, incorporated in 1906, is an older, highly urbanized community located approximately five miles south of downtown Los Angeles. Huntington Park is relatively small in area - three square miles - but has one of the highest population densities in Los Angeles County with approximately 20,000 persons per square mile. The City's land use pattern is well established and contains virtually no remaining vacant land suitable for development.

As state law requires, the City of Huntington Park has implemented a General Plan to serve as a comprehensive, long-term guide for physical development within the City. The most recent comprehensive update was conducted in 1991/1992.

Housing Element Update: The City's Housing Element was recently updated and subsequently adopted by the City Council on February 2, 2009. The Housing Element, which is one of the

CITY OF HUNTINGTON PARK
Housing Element Annual Progress Report
January 2008 – December 2008

seven mandated elements of the General Plan, was updated in full compliance with the most recent General Plan Guidelines established by the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Prior to the most recent update, the Element was last updated in December 2000. HCD reviewed the City's 2008-2014 Housing Element Update and found it to be in compliance with State law.

Housing Element Summary: The City's 2008-2014 Housing Element focuses on maintaining and preserving the existing housing stock, while expanding opportunities for development of rental and ownership housing to address the needs of existing and future residents.

The Housing Element identifies the existing and projected housing needs and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

With virtually no vacant land in the City, as a means of providing additional areas for residential growth, the City's General Plan provides for significant opportunities for mixed-use and residential infill in the Central Business District and areas designated with a Senior Citizen Housing overlay. The City and its Redevelopment Agency have proven highly successful in integrating high density residential uses in the downtown; one of the key tools of this success has been joint use of the 19 municipal parking lots located along the periphery of the downtown. Huntington Park continues to utilize its downtown parking lots as a resource, both to provide needed land for housing, and to facilitate revitalization of the downtown.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing the Regional Housing Needs Assessment (RHNA) and assigning these regional needs to southern California jurisdictions. Pursuant to RHNA planning period, the Huntington Park Housing Element is a six-year plan extending from 2008-2014.

As defined by the RHNA, Huntington Park's new construction need for the 2008-2014 period been established at 1,013 new units, distributed among the four income categories. The City will continue to provide sites for a mix of multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

Huntington Park's Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs;

CITY OF HUNTINGTON PARK
Housing Element Annual Progress Report
January 2008 – December 2008

- A review of potential market, governmental, and infrastructure constraints to meeting Huntington Park's identified housing needs;
- An evaluation of residential sites and financial resources available to address the City's housing goals;
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs.

Conclusion: The City of Huntington Park is committed to implementing the major programs outlined in the 2008-2014 Housing Element. The City has seen results from its commitment to these programs and from the development of affordable housing for lower-income families through its rehabilitation and redevelopment activities. This commitment is evidenced in its policy framework, the allocation of its own resources, and its efforts to pursue creative partnerships with the private sector in all aspects of housing production.

Attachments: 1. Housing Element Implementation Report

cc: Governors Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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ELEMENT PROGRESS REPORT
Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Huntington Park	
	1/1/2008 - 12/31/2008		

Table A

Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Huntington Park
Reporting Period 1/1/2008 - 12/31/2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	0	0	0	4	0	4

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 S6202)

Jurisdiction	Reporting Period	City of Huntington Park
	1/1/2008 - 12/31/2008	

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	City of Huntington Park	
Reporting Period	1/1/2008	- 12/31/2008

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1. Affordable Housing Development Assistance	Assemble parking lot sites; Support TOD application; Contact property owners within Affordable Housing/Senior Housing Overlay; Expand City's CHDO capacity; Develop Affordable Housing Strategy in 2009.	Assemble parking lot sites beginning 2008; TOD application in 2008; Contract property owners by 2009; Expand CHDO capacity in 2008; Housing Strategy in 2009.	City has entitled parking lot sites for mixed use development/TOD. Affordable Housing/Senior Housing Overlay amendment will be completed in 2009; Update will be provided in 2009 Annual Progress Report. The City has also selected a consultant to assist in expanding the City's CHDO capacity. The City is also in the process of executing a contract with a consultant to develop an Affordable Housing Strategy.
2. Homeownership Assistance	Develop bilingual brochure to advertise homeownership assistance programs and provide educational information on home foreclosures; distribute throughout the community and on the City's website.	Develop Homeownership brochure in 2008.	Provided educational information to the public on home foreclosures, home foreclosure assistance, and mortgage restructuring through the Neighborhood Assistance Corporation of America (NACA).

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Reporting Period	Description	Start Date	End Date	Progress
City of Huntington Park	1/1/2008 - 12/31/2008				
3. Affordable Housing Incentives Ordinance	Update the City's current density bonus provisions to implement State law. Promote through the City's website and in discussions with developers.	Amend Ordinance and advertise on City's website in 2009.			Progress on this program will be reported on the 2009 Annual Progress Report. The City is currently working on updating its Density Bonus Ordinance to reflect State law.
4. Multi-Family Acquisition/Rehab through Non-Profit Developers	Acquire, rehabilitate, and establish Affordability covenants on 47 rental units.	2008-2014			In 2008, the City rehabilitated two properties that it acquired between 2000-2006 and rented the 11 units to low - income households. The first property, located at 6342-6344 Bissell Street (Bissell I), includes 4 units, while the second property, located at 6308-6312 Bissell Street (Bissell II), contains 7 units. Additionally, the City has recently committed \$2.65 million in HOME funds to the Oldtimers Housing Development Corporation to assist in site acquisition and development of future affordable rental housing.
5. a. Owner-Occupied Residential Rehabilitation Program	Provide funds for the rehabilitation of 20 single-family homes. Conduct expanded bilingual marketing of the program to expand participation.	2008-2014			Develop and distribute marketing materials in 2009.
b. Minor Home Repair Program	Provide funds for repairs to 180 single family homes and multi family properties.	2008-2014			The City worked with the Veterans in Community Service (VICS) to complete minor home repairs to 36 properties in 2008.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Huntington Park			
Reporting Period	1/1/2008	-	12/31/2008	
6. Neighborhood Improvement Program	Administer comprehensive improvement program in deteriorating neighborhoods.	2008-2014	Neighborhood Improvement Meetings are held on a monthly basis with the Neighborhood Improvement Associations that have been formed.	
7. Code Enforcement	Achieve 300 corrections annually; coordinate with rehab program. Conduct Planning Commission study session to evaluate programmatic options.	Planning Commission study session on code enforcement parking options in 2008.	City staff conducted 774 code enforcement inspections in 2008. The Planning Commission conducted a study session on Code Enforcement at the end of 2008 to evaluate various program options.	
8. Section 8 Rental Assistance	Encourage landlords to register units with the Los Angeles County Housing Authority (HaCOLA); prepare handout for rental property owners. Disseminate bilingual HaCOLA program information for prospective tenants.	Disseminate bilingual Section 8 Brochures starting in 2008. Property owner handout by 2009.	The HaCOLA administers the Section 8 Rental Assistance Program within Huntington Park. Approximately 450 Huntington Park tenants/households currently receive Section 8 assistance. In 2008, City Staff disseminated bilingual Section 8 information and brochures at the public counter.	
9. Preservation of Existing Assisted Housing	Conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol.	Annual Monitoring 2008-2014	While no projects are at risk of conversion to market-rate during the 2008-2014 period, monitoring remains integral to the preservation of affordable housing. The City has developed a Rental Project Monitoring Protocol to certify continuing compliance with occupancy and affordability requirements in each assisted housing development.	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Huntington Park	
10. Lead Based Paint Awareness	1/1/2008 -	12/31/2008	Initiate the Healthy Homes Program and coordinate with LA County regarding available funding and programs. Remediate lead cases through the City's residential rehabilitation programs.
11. Modified Standards for Affordable and Special Needs Housing			Provide flexible standards. Modify parking requirements for affordable projects.
12. Zoning Ordinance Revisions			Amend Zoning Code to simplify multi-family permitting requirements, and facilitate SROs, transitional and supportive housing, and emergency shelters.
13. Sites in the CBD and Affordable Housing (AH) Overlay District			Amend the Zoning Code to replace Senior Overlay with AH Overlay. Maintain active listing of sites, and conduct annual monitoring to ensure adequate sites to address RHNAs. Provide regulatory concessions and financial assistance to facilitate development, esp. family housing.

- 10. Lead Based Paint Awareness In 2008, the City committed funding to support a new lead based paint community education and lead screening program through the Los Angeles Community Legal Center.
- 11. Modified Standards for Affordable and Special Needs Housing Progress on this program will be reported on the 2009 Annual Progress Report.
- 12. Zoning Ordinance Revisions Progress on this program will be reported on the 2009 Annual Progress Report.
- 13. Sites in the CBD and Affordable Housing (AH) Overlay District The City has developed a "Priority Housing Sites Map" which identifies opportunity sites for future development. Two projects are currently undergoing entitlements on public parking lots in the CBD. Progress on this program will be reported on the 2009 Annual Progress Report.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	City of Huntington Park		
Reporting Period	1/1/2008	-	12/31/2008
14. Second Units	Amend City's Second Unit Ordinance to provide ministerial approvals and reduced parking.	Amend the ordinance in 2009.	Progress on this program will be reported on the 2009 Annual Progress Report. The City is currently working on updating its Second Unit Ordinance to reflect State law.
15. Fair Housing Services	Contract with the Fair Housing Foundation; provide educational information on fair housing, and add contact information to the City's website.	Disseminate brochures and add fair housing information to City website by 2009.	The City currently contracts with the Fair Housing Foundation to offer fair housing services, tenant/landlord counseling and education and outreach activities to local residents. Progress on this program will be reported on the 2009 Annual Progress Report.
16. Emergency Services	Provide funding to local agencies offering services to the homeless and those at risk of becoming homeless.	Annual funding; 2008-2014	The City currently provides funding support to two local agencies that provide services to homeless individuals and families, and persons at risk of becoming homeless - the Southeast Churches Service Center (SCSC) and the Salvation Army/ Southeast Communities Corps.
17. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures.	Adopt and implement in 2009.	Progress on this program will be reported on the 2009 Annual Progress Report.